

Denis Law
Mayor



May 5, 2016

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on May 2, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)
PROJECT NAME: Renton 14 Preliminary Plat
PROJECT NUMBER: LUA16-000078, ECF, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6598.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Jill K. Ding".

Jill Ding
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

PROJECT NUMBER: LUA16-000078, ECF, PP

APPLICANT: Kevin Murray, Kendall Homes, 612 S Lucile Street, Seattle, WA 98108

PROJECT NAME: Renton 14 Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 210,594 square foot (4.83 acre) project site into 15 lots and 3 tracts (Tract A is a stormwater detention tract, Tract B is a secondary emergency access tract, and Tract C contains a cellular tower and associated facilities). The project site is located within the Residential-4 (R-4) zoning designation. The proposed lots range in area from 8,228 square feet to 15,286 square feet. An existing single family residence is proposed to remain on Lot 2. Access to the proposed lots would be via a new public street extension off of NE 3rd Court, which terminates in a hammerhead turnaround. A secondary emergency access road (Tract B) would provide secondary access to NE 4th Street in the event of an emergency. No critical areas are mapped on the project site.

PROJECT LOCATION: 6201 & 6207 NE 4th Street (Parcel Nos. 142305-9064 and 142305-9070)

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

City of
Renton



PUBLICATION DATE:

May 6, 2016

DATE OF DECISION:

May 2, 2016

SIGNATURES:

Gregg Zimmerman, Administrator
Public Works Department

Date

Mark Peterson, Administrator
Fire & Emergency Services

Date

Kelly Beymer, Administrator
Community Services Department

Date

C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

Date

CITY OF
Renton 

NOTICE

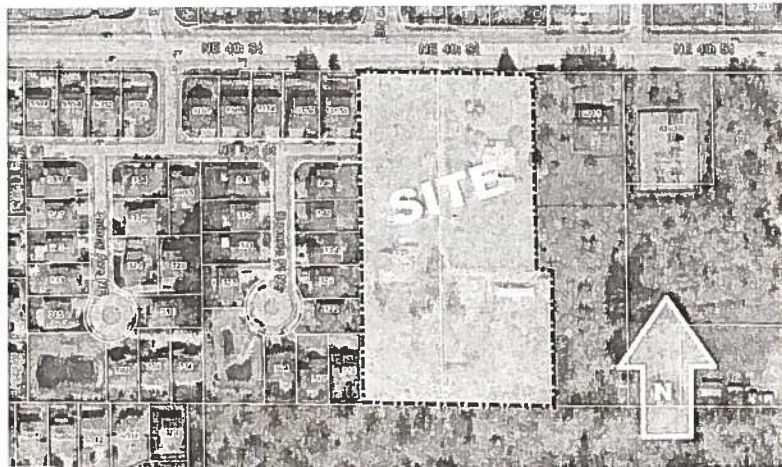
OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Renton 14 Preliminary Plat
PROJECT NUMBER: LUA16-000078, ECF, PP
LOCATION: 6201 & 6207 NE 4th St
DESCRIPTION: THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL AND ENVIRONMENTAL (SEPA) REVIEW FOR THE SUBDIVISION OF AN EXISTING 210,594 SQUARE FOOT (4.83 ACRE) PROJECT SITE INTO 15 LOTS AND 3 TRACTS (TRACT A IS A STORMWATER DETENTION TRACT, TRACT B IS A SECONDARY EMERGENCY ACCESS TRACT, AND TRACT C CONTAINS A CELLULAR TOWER AND ASSOCIATED FACILITIES). THE PROJECT SITE IS LOCATED WITHIN THE RESIDENTIAL-4 (R-4) ZONING DESIGNATION. THE PROPOSED LOTS RANGE IN AREA FROM 8,228 SQUARE FEET TO 15,286 SQUARE FEET. AN EXISTING SINGLE FAMILY RESIDENCE IS PROPOSED TO REMAIN ON LOT 2. ACCESS TO THE PROPOSED LOTS WOULD BE VIA A NEW PUBLIC STREET EXTENSION OFF OF NE 3RD COURT, WHICH TERMINATES IN A HAMMERHEAD TURNAROUND. A SECONDARY EMERGENCY ACCESS ROAD (TRACT B) WOULD PROVIDE SECONDARY ACCESS TO NE 4TH STREET IN THE EVENT OF AN EMERGENCY. NO CRITICAL AREAS ARE MAPPED ON THE PROJECT SITE.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **JUNE 14, 2016, AT 11:00 AM** TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.